

118.0

0008

0002.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

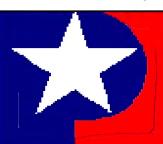
Total Card / Total Parcel
689,300 / 689,300

USE VALUE:

689,300 / 689,300

ASSESSED:

689,300 / 689,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CLYDE TERR, ARLINGTON

OWNERSHIP

Owner 1:	SAVARESE MATTHEW J	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 3 CLYDE TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	QUINN WILMA -
Owner 2:	KOUDYAN CAROLYN -

Street 1: 3 CLYDE TERR

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,994 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 2061 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6994		Sq. Ft.	Site		0	70.	0.90	5									440,877						440,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6994.000	248,400		440,900	689,300		76795
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,400	0	6,994.	440,900	689,300	689,300	Year End Roll	12/18/2019
2019	101	FV	206,300	0	6,994.	447,200	653,500	653,500	Year End Roll	1/3/2019
2018	101	FV	206,300	0	6,994.	333,800	540,100	540,100	Year End Roll	12/20/2017
2017	101	FV	206,300	0	6,994.	302,300	508,600	508,600	Year End Roll	1/3/2017
2016	101	FV	206,300	0	6,994.	289,700	496,000	496,000	Year End	1/4/2016
2015	101	FV	208,100	0	6,994.	245,600	453,700	453,700	Year End Roll	12/11/2014
2014	101	FV	208,100	0	6,994.	233,000	441,100	441,100	Year End Roll	12/16/2013
2013	101	FV	208,100	0	6,994.	221,700	429,800	429,800		12/13/2012

Parcel ID 118.0-0008-0002.B

!9235!

PRINT

Date

Time

12/10/20

23:44:18

LAST REV

Date

Time

10/03/18

14:32:36

mmcmakin

9235

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN WILMA,	70398-459		12/18/2017		640,500	No	No		
JENDROCK MARGUE	70398-457		12/18/2017	Estate/Div		No	No		
	17110-582		6/1/1986			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/19/2018		MEAS&NOTICE							BS			Barbara S
12/4/2008		Meas/Inspect							163			PATRIOT
3/15/2000		Inspected							264			PATRIOT
2/15/2000		Measured							264			PATRIOT
1/1/1982									KM			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	19 - Ranch			Full Bath:	1	Rating:	Average																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average																
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	BEIGE			A Kits:		Rating:																	
View / Desir:				Fpl:	2	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1963	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION								REMODELING											
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL	RES BREAKDOWN											
Prim Int Wall:	1 - Drywall			Functional:			%	1	6	3													
Sec Int Wall:		%		Economic:			%																
Partition:	T - Typical			Special:			%																
Prim Floors:	3 - Hardwood			Override:			%																
Sec Floors:		%		Total:	26.4	%																	
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES											
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:	1			Size Adj.:	1.35000002																		
Electric:	3 - Typical			Const Adj.:	0.99989998																		
Insulation:	2 - Typical			Adj \$ / SQ:	128.237																		
Int vs Ext:	S			Other Features:	92000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:				WtAv\$/SQ:		AvRate:		Ind.Val											
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	337466			Juris. Factor:			Before Depr:	128.24											
% Com Wall:		% Sprinkled:		Depreciation:	89091			Special Features:	0		Val/Su Net:	82.99											
				Deprecated Total:	248375			Final Total:	248400		Val/Su SzAd	170.84											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		IMAGE									
SPEC FEATURES/YARD ITEMS				PARCEL ID 118.0-0008-0002.B												AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											